

CIRM RFA 07-03
Application # FA1-00607-1
Functionality Score: C
Value Score: C-

Overall, everything has been done well as far as the laboratory building is concerned. By understanding the sociality of a science building, the arrangement of the lab, lab support, and interaction areas have been placed to enhance maximum multidiscipline interaction both horizontally and vertically. The design team has proposed several innovative concepts including a plug-n-play flexible casework system, an intriguing chilled beam thermal system and vertical vivaria spaces within the research laboratories.

Functionality

Boston
New York
Baltimore
Washington DC
Buffalo
Toronto
Chicago
St. Louis
Calgary
Vancouver
Victoria
San Francisco
Los Angeles
Shanghai

The strength of the proposal is in the incredible scientific brainpower represented by the 4 institutions, but by locating the institute "equally distant" from all, it becomes isolated from the science and scientists on those campuses. The cores within the SDCRM were carefully selected to augment but not duplicate those resources at the consortium's institutions. While being fiscally conservative it requires the SDCRM users to travel throughout Torrey Pines Mesa to access these resources. While the floors were configured for maximum interaction, the resultant pattern breaks the laboratories into smaller units of contiguous bench space which affects the ultimate flexibility in space/bench assignment.

Value

	00607-1	Institute Avg	Range
The Net/Gross sf ratio of the overall building	70.2%	65%	60.6% – 71.8%
The Building Project cost / gsf	\$757	\$936	\$757 - \$1,164
The asf of Lab + Lab Support + PI Office space / PI	1,230	1,769	843 – 3,399
The ratio of Lab to Lab Support	1:0.78	1:0.87	1:0.72 – 1:1.08
The asf Core / PI	960	721	108 – 1,577
The group 2 equipment budget / PI	\$1,054,736	\$427,596	\$174,000 - \$1.05M
CIRM funds / PI	\$2,380,952	\$2,059,273	\$1.6M - \$2.38M

At 70.2% net/gross ratio this is a very efficient building delivering a large amount of assignable square footage (asf) out of the gross shell. Typically this means good value, however, a significant reason for this high n/g ratio is the large "assigned" space on first floor. There is no program identified other than interaction/seminar space that justifies the large open area on first floor.

The utilization of existing cores at the other institutions saves the cost of duplication at the expense of researcher travel time. The largest core being provided at SDCRM is the vivarium which is one of the most expensive types of space to build. CIRM gets good value for their dollars on the laboratory floors; it is not clear the same can be said for the 1st floor and the Basement vivarium.